

LAND USE INTENSITY

Originally being 12.212 Acres out of the John Finto Survey No. 334 $\frac{1}{2}$, County Block 4999, The Juan Armendaris Survey No. 258 $\frac{1}{2}$, County Block 4992, The John Borsos Survey No. 144, County Block 4970, Bexar County, Texas.

Note: 1.930 Zoned P-1 (R-2)
1.140 CPSB Easement
3.070 Total Acreage

MAXIMUM DENSITY = 10 Total Per Acre

	ALLOWED	BROKEN OAK II
P-1 (R-2)	10 (31 Units)	10 (31 Units)

FLOOR AREA = Floor Area Ratio X Gross Site Area

	ALLOWED	BROKEN OAK II
R-2	.283 X 188,589 = 37,805.69 Sq.Ft.	34,100 Sq.Ft.

OPEN SPACE = Open Space Ratio X Floor Area

	MINIMUM	BROKEN OAK II
R-2	2.6 X 34,100 = 88,660 Sq.Ft.	116,322 Sq.Ft.

LIVABILITY SPACE = Livability Space Ratio X Floor Area

	MINIMUM	BROKEN OAK II
R-2	1.7 X 34,100 = 57,970 Sq.Ft.	96,440 Sq.Ft.

PARKING PER UNIT

	ALLOWED	BROKEN OAK II
	2 (62 Spaces)	2.8 (85 Spaces)

Additional Information

Building Setbacks:

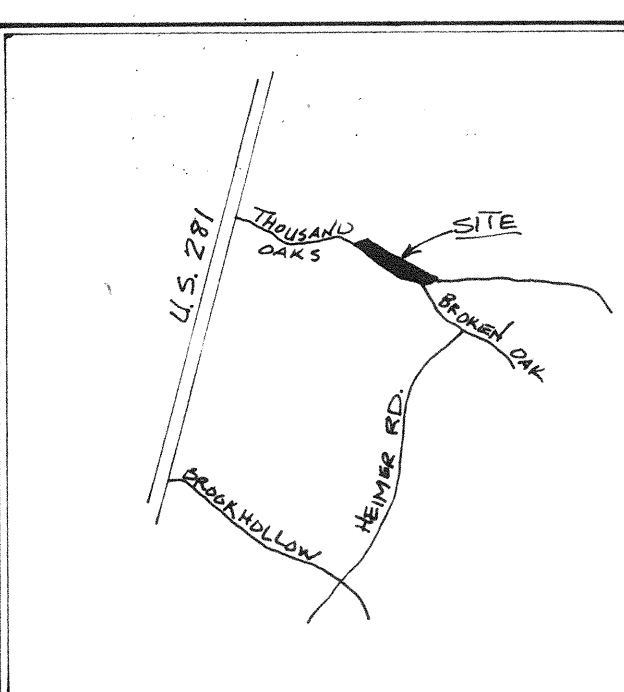
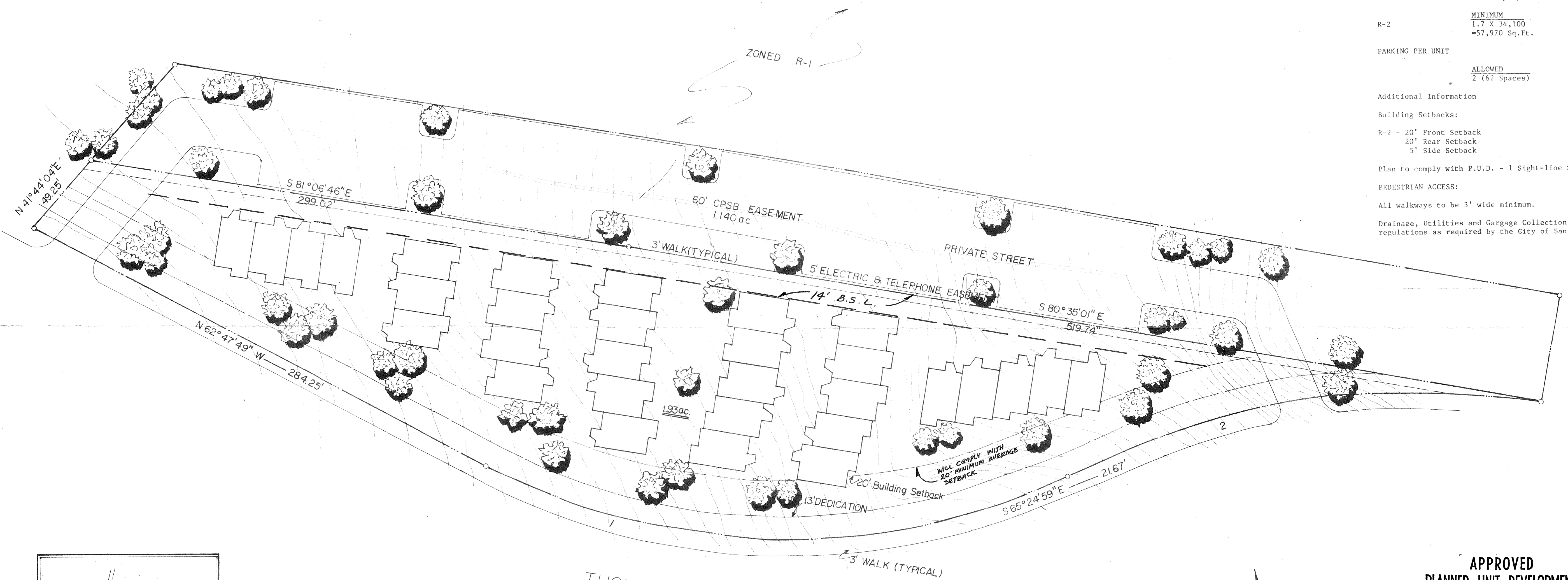
R-2 - 20' Front Setback
20' Rear Setback
5' Side Setback

Plan to comply with P.U.D. - 1 Sight-line Setbacks.

PEDESTRIAN ACCESS:

All walkways to be 3' wide minimum.

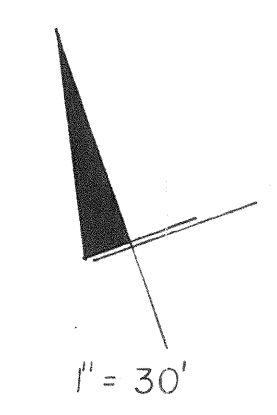
Drainage, Utilities and Gargage Collection to conform to all codes and regulations as required by the City of San Antonio.



LOCATION MAP

CURVE DATA				
NO	RADIUS	DELTA	TANGENT	LENGHT
1	370.0'	51°47'12"	179.61'	334.42'
2	430.0'	32°52'11"	126.84'	246.68'

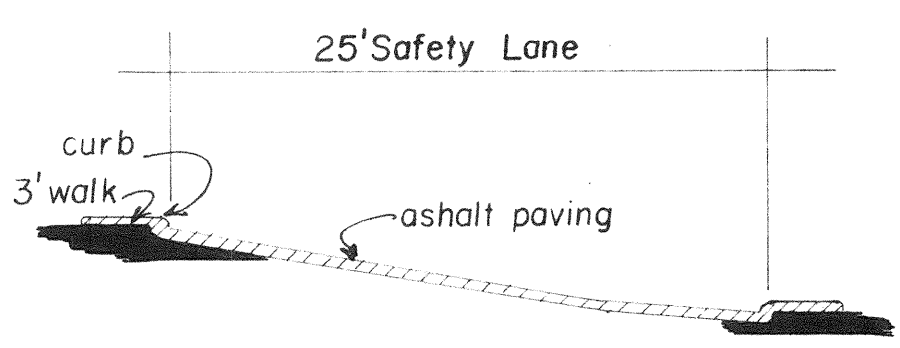
FINAL
BROKEN OAK II
LOT 1
BLOCK 1
N.C.B. 16122
ZONED P-1(R-2)



APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission
City of San Antonio

Date: 10-10-82 Chairman: _____



TYPICAL CROSS SECTION
N.T.S.